



## Health and Life Safety Conditions Landlord Rental Inspection Checklist

- WORKING SMOKE ALARMS ARE REQUIRED TO BE INSTALLED ON EACH FLOOR INCLUDING STAIRWAYS, BASEMENT, WITHIN 15 FEET OF EACH BEDROOM AND IN EACH BEDROOM. WORKING CARBON MONOXIDE DETECTOR TO BE INSTALLED WITHIN 15 FEET OF EVERY BEDROOM.**
- Are fire rated assemblies or fire protection elements, such as dwelling/garage separation or unit to unit/unit to egress component separation, maintained as designed and installed?
- Does the means of egress provide a safe, continuous and unobstructed path of travel?
- Can exit be made from the egress/interior side of a locked exterior door without the use of a key or special knowledge? This includes deadbolt hardware.
- Is the exterior egress door in good working condition and operates as intended per the manufacturer's installation instructions?
- Are operable windows (including bedroom egress windows) easily openable and capable of being held in position by window hardware? Are window frames swollen or caulked shut? Does the window need to be serviced to be operable/held in position?
- Are stairs and other walking surfaces maintained as to not create a (trip/slip/fall) hazardous condition?
- Are continuous handrails/guard railings installed on any flight of stairs having more than four stair risers, a minimum of 34" – 38" high, measured vertically from the nosing of each stair tread, firmly fastened and capable of normally imposed loads?

- Are interior guard railings installed a minimum of 36" high where there is an adjacent fall hazard greater than 30" within a 36" horizontal walking area?
- Dwelling porches/balconies greater than 30 inches above grade must have guard railings installed a minimum of 36" high for residential rental properties of 3 units or less and 42" high for commercial properties of 4 rental units or more.
- Is the electrical panel, wall outlets/switches/covers, ceiling fixtures and/or other components installed per the manufacturer's installation instructions so as not to create a hazardous condition?
- Is there a working Ground Fault Circuit Interrupter (GFCI) in each bathroom, kitchen and laundry room (if there is a laundry tub or sink)?
- Are all plumbing drains, service lines, faucets, tubs, toilets and/or other components installed per manufacturer's installation instructions so as not to create a hazardous condition?
- Is mechanical equipment (including all venting systems) and/or other components installed per manufacturer's installation instructions so as not to create a hazardous condition?
- Does the interior foundation, floors, walls and ceiling show signs of deterioration/fatigue, improper anchorage or is not capable of supporting all nominal loads and load effects?
- Overcrowding: Bedrooms occupied by 1 person shall provide 70 sq. ft. of floor area, (minimum dimension of 7ft. in any direction) each bedroom occupied by more than one person shall contain at least 50 sq. ft. per occupant.
- Is the dwelling unit in a sanitary condition (no open accumulation of garbage and/or pet waste)?
- Is the rental unit free from rodent/pest and insect infestation?
- Heat must be provided to tenants from October 1<sup>st</sup> through May 1<sup>st</sup>.**

**If you have any questions related to rental inspections please, contact the City of Lockport Code Enforcement/Rental Office @ 815-838-0548 Ext. 2153**

**Please note, all work except minor repairs must be completed with a permit. For information on permits please contact the City of Lockport Building & Permits at (815)838-0549 Ext. 1104 or 1132.**